



**MINUTES OF THE GILA COUNTY
BOARD OF ADJUSTMENT
Thursday, May 17, 2018**

GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM
610 E. Highway 260, Payson, AZ
GILA COUNTY COMMUNITY DEVELOPMENT CONFERENCE ROOM
745 N. Rose Mofford Way, Globe, AZ
9:00 A.M.

REGULAR MEETING

1. The meeting was called to order at 9:17 A.M. by Chairman Don Ascoli.
2. Pledge of Allegiance was led by Chairman Don Ascoli.
3. Roll Call: Therese Berumen did the roll call; Chairman Don Ascoli (in Payson), Terry Otts (in Globe), Mickie Nye (in Globe), and Bill Marshall (in Globe) are all present. Mary Lou Myers was absent. A quorum is present.

Community Development Staff Members Present: Scott Buzan-Director, Robert Gould-Planner, and Therese Berumen-Administrative Assistant.

4. Review and Approval of the Board of Adjustment Minutes on April 19, 2018. Chairman Don Ascoli asked if there were any changes needed to the minutes. No changes were suggested. Mickie Nye motioned that the minutes be approved as is and Bill Marshall seconded the motion. The motion was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Board of Adjustment, Director Scott Buzan and/or Planner Robert Gould of Community Development may present a brief summary of current events. No action may be taken.

Neither Scott Buzan nor Robert Gould had anything they needed to discuss.

Public Hearing:

6. **V-18-01 Javelina Sky Development LLC/Woodshire at Elk Rim LLC:** Request to obtain an area wide variance for front, side, and rear setbacks for the recently recorded Elk Rim Subdivision in Pine, Arizona.

Robert Gould presented the staff report overview. Elk Rim is an 18-lot subdivision located near the entrance of Portals Four Subdivision, with an APN number of 301-69-196 and 197. This is a small lot subdivision, which has a zoning of TR. There are some development challenges to this subdivision. First of all, there is some significant topography involved. From the northern part to the southern part of the parcel, there is a 50-foot elevation change. Secondly, there are several lots that are irregular in shape, due to the cul-de-sac and corners of the subdivision. After looking at this Variance application, we have set 5 guidelines or rules that we would like to see followed and we also agree that there is a need to be creative with this. The 5 guidelines would be: (1) Rear setbacks shall be no closer than 15 feet from the rear property line. Right now, the regulations call for a 20-foot setback. (2) Front setbacks shall be no closer than 15 feet from the

front property line. Right now, regulations call for a 20-foot setback. (3) Both side setbacks shall maintain a minimum total setback of 14 feet from the side property lines. (4) Under no circumstance shall a side setback be less than three feet from the side property line. Distance will be measured from eave. (5) Under no circumstance shall a housing unit on one lot be closer than 10 feet from a housing unit on an adjoining lot. Distance will be measured from eave to eave. Chairman Don Ascoli asked if two adjacent lots could be 3 feet from the property line. Robert Gould replied that no, they could not be, if the Board approves with the 5 conditions that staff recommends. Mickie Nye asked if there were going to be any carports or garages. Robert Gould stated that yes that was an option. Terry Otts asked if the same rules applied to garages and carports about the 10 feet from eave to eave. Robert Gould stated that yes it would.

The meeting was opened to public comment. Rick Vesce, co-owner of the property and applicant, stated that they wanted to create a community that was well structured and beautiful in appearance in every way. We aren't just selling lots, we are building and designing homes. Basically, what will happen, is that when somebody buys a lot, they are also buying a home to go with that lot. They will be picking their floorplan. As you have already heard, there are some severe topography issues, so we wanted to make sure the houses slide in properly on the lot for aesthetics and privacy. We would like all the garages in the rear or side, and not in the front. No other public comments. The public comment portion of the meeting was closed.

Mickie Nye motioned to approve V-18-01 Javelina Sky Development LLC/Woodshire at Elk Rim LLC with the 5 conditions set by staff. The motion was seconded by Bill Marshall. The motion was unanimously approved.

7. Adjournment. Bill Marshall made a motion to adjourn the meeting and Terry Otts seconded the motion. The motion to adjourn was unanimously approved at 9:38 A.M.